



Oregon

Theodore Kulongoski, Governor

Department of Environmental Quality

Northwest Region Portland Office

2020 SW 4th Avenue, Suite 400

Portland, OR 97201-4987

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FAX (503) 229-6945

TTY (503) 229-5471

June 9, 2003

Mr. Joe Mollusky
Port of Portland
Box 3529
Portland OR 97208

Tim Ralston
Ralston Investments
931 SW King Ave
Portland, OR 97201

**Re: No Further Action Determination
Parcels 2 (Area B) and 3 (Area A)
Terminal 1 South Upland Facility
ECSI No. 2642**

Dear Mr. Mollusky and Mr. Ralston:

The Department of Environmental Quality (DEQ) has completed its review of the environmental investigations and remedial actions that have been conducted at the former Terminal 1 South upland facility (T1S facility) located at 2100 N.W. Front Avenue in Portland, Oregon. DEQ has determined that the remaining contamination at the T1S facility does not pose an unacceptable risk to human health or the environment and that no further action (NFA) is required under Oregon Revised Statutes (ORS) 465.200, et. seq.

The T1S facility is located at river mile 11, upstream of what is known as the Portland Harbor, a six-mile reach of the Willamette River between Sauvie Island and Swan Island (river miles 3.5 to 9.2). A 1997 study by DEQ and the U.S. Environmental Protection Agency (EPA) identified elevated levels of hazardous substances in shallow, near-shore sediments throughout the Portland Harbor. A Remedial Investigation (RI) and Feasibility Study (FS) of the initial study area (ISA) of Portland Harbor sediments is currently being performed under EPA oversight by a group of potentially responsible parties. This NFA does not address in-water or sediment work.

Historically, the T1S facility was used by various parties for staging of lumber, logs, paper products, steel containers, and bagged grain. Site structures were demolished in the summer of 2002. The property is scheduled for redevelopment for urban residential and commercial purposes. Contamination at the facility is suspected to be from historic releases, spills, and a dry well.

DEQ's determination that no further action is necessary at the former T1S facility is a result of our evaluation of the facts as we understand them including:

1. The T1S facility consists of about 15.59 acres of land and is bounded by the Willamette River, Interstate 405 (Fremont Bridge), N.W. Front Avenue, and Slip No. 2. The facility consists of the three parcels commonly referred to as Parcel 1 (Area C; 3.74 acres), Parcel 2 (Area B; 6.74 acres) and Parcel 3 (Area A; 5.12 acres). A vicinity map is included in Attachment A presents a site vicinity map and Attachment B provides legal descriptions for Parcels 2 and 3. The Port of Portland (Port) formerly owned all of the property comprising the T1S facility. Mr. Timothy R. Ralston currently owns Parcels 1 and 2. The Port currently owns Parcel 3 and is in the process of selling it to Mr. Ralston. The deal is expected to close June 30, 2003.
2. The City of Portland issued preliminary plat approval for a 12-lot subdivision of T1S on or about March 20, 2002. The approved lot configuration for the subdivision is presented in Attachment C (the "Final Plat"). Parcel 2 consists of Lots 4-6 and 10-12 and Parcel 3 consists of Lots 7-9.
3. The Port submitted a remedial investigation report, feasibility study, and risk assessment report to DEQ pursuant to ORS 465.320. The work was conducted under an Intergovernmental Agreement (DEQ No. WMCVC-NWR-98-06 and Port No. 98-129) between the Port of Portland and DEQ's Voluntary Cleanup Program. Sampling performed during the Port's remedial investigation and feasibility study work identified polynuclear aromatic hydrocarbons (PAHs), arsenic, and lead in soil at levels exceeding acceptable risk levels on Parcels 2 and 3. The risk assessment showed that risks to urban residents, excavation workers, and site workers exceeded the acceptable risk level established in ORS 465.315. Sampling results identified PAHs, metals, and petroleum hydrocarbons in groundwater. The human health and ecological risk assessment results indicate that groundwater does not pose an unacceptable risk to human health or the environment
4. Contamination detected on Parcel 1 (Area C) was evaluated by the Port and it was determined by DEQ that the low level contamination did not pose an unacceptable risk to human health or the environment. On August 27, 2002, DEQ issued a NFA finding for Parcel 1.
5. The Remedial Action for Parcels 2 and 3 was selected by DEQ in accordance with Oregon Revised Statutes (ORS) 465.200 through 465.455, Oregon Administrative Rules (OAR) Chapter 340, Division 122, Sections 0010 to 0140. DEQ's notice of the proposed remedial action was published in the Oregon Secretary of State's Bulletin and The Oregonian on July 1, 2002. A public comment period was held July 15 through August 15, 2002. No comments were received. The Director of DEQ selected the remedial action for the Property as set forth in the Record of Decision (ROD; dated September 26, 2002). Notice of DEQ's remedy selection was published on October 1, 2002.

6. DEQ amended the ROD to include cleanup concentrations for PAHs that better reflected risks to urban residents consistent with the planned future use of the property. The amendment proposal was published in the Oregon Secretary of State's Bulletin and The Oregonian on November 1, 2002. A public comment period for the T1S ROD amendment began November 1, 2002 and ended on December 2, 2002. No comments were received by DEQ. Notice of DEQ's amendment was published on January 1, 2003.
7. The remedial action selected as set forth in the Record of Decision (dated September 26, 2002) and Record of Decision Amendment (dated December 18, 2002) for the T1S facility (collectively the "ROD") has the following elements:
 - A. Removal and appropriate disposal of soil contaminated at concentrations above risk-based cleanup levels:
 - a. Soil above clean up levels protective of future site urban residents between 0 and 3 feet below ground surface (bgs) will be removed; and
 - b. Soil above levels protective of construction workers and trench workers between 3 and 15 feet bgs will be removed.
 - B. A deed restriction that:
 - a. Requires notification of future occupants and site workers of the presence of soil contamination remaining after completion of the soil removal activities;
 - b. Requires that soil excavated in the future below 3 feet bgs be managed in accordance with the selected remedy;
 - c. Requires that soil placed less than 3 feet bgs meet urban residential cleanup levels; and
 - d. Assures that future land use of the Property is consistent with the assumptions in the baseline and residual risk assessments (e.g., mixed urban residential and commercial land use).
 - C. A Soil Management Plan that prescribes appropriate methods to characterize, manage, and dispose of contaminated soil in the event:
 - a. Excavation is performed in the future at depths greater than 3 feet bgs; or
 - b. Unexpected conditions are encountered during site development.
 - D. No further action is required for groundwater.
8. The Port conducted a removal action on Parcel 2, between July through October 2002, pursuant to a DEQ-approved Work Plan and the ROD. A total of 6,309 tons of soil was removed from six locations on Parcel 2, with the excavations extending up to 10 feet bgs. The soil was disposed of offsite at the Coffin Butte Landfill. Confirmation sampling verified that soil cleanup levels set forth in the amended ROD were attained by the Port. Subject to the implementation of the institutional controls required by the ROD, the residual contamination on Parcel 2 does not pose an unacceptable risk to human health or the environment. The results of this work are reported in the "Removal Action Report, Port of

Portland, Terminal 1 South, Parcel 2 (Area B), Portland, Oregon" (Hart Crowser, October 30, 2002). DEQ proposed approval of the soil cleanup and a NFA finding for Parcel 2. The proposal was published in the Oregon Secretary of State's Bulletin and The Oregonian on November 1, 2002. A public comment period for the proposed NFA began November 1, 2002 and ended on December 2, 2002. No comments were received by DEQ.

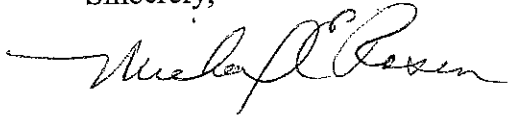
9. The Port conducted a remedial action on Parcel 3 pursuant to a DEQ-approved Work Plan and ROD between December 2002 and January 2003. A total of 27,343 tons of soil was removed from twelve locations on Parcel 3. The excavations extended up to 15 feet bgs. The soil was disposed of offsite at the Hillsboro Landfill. Confirmation sampling verified that soil cleanup levels set forth in the amended ROD were attained by the Port. Subject to the implementation of the institutional controls required by the ROD, the residual contamination on Parcel 3 does not pose an unacceptable risk to human health or the environment. Remedial action work results are reported in the "Remedial Action Report, Port of Portland, Terminal 1 South, Parcel 3 (Area A), Portland, Oregon" (Hart Crowser, February 7, 2003). DEQ proposed approval of the soil cleanup and a NFA finding for Parcel 3. The proposal was published in the Oregon Secretary of State's Bulletin and The Oregonian on April 1, 2003. A public comment period for proposed NFA began April 1, 2003 and ended on April 30, 2003. No comments were received by DEQ.
10. Ralston submitted a "Soil Management and Contingency Plan" (Anchor Environmental, dated December 2002, replacement pages dated February 7, 2003). This plan was approved by DEQ on January 28, 2003. The plan is on file with DEQ.
11. Deed restrictions, in the form of an Easement and Equitable Servitude (EES) agreement, and a voluntary agreement that satisfy the requirements of the ROD and implement the institutional controls therein have been executed by the Port and Mr. Ralston. The EES for Parcels 2 and 3 was recorded on June 9, 2003.

Under the Oregon Environmental Cleanup Law, Oregon Revised Statutes § 465.200 et seq., no further action is required with respect to Parcels 2 and 3 at the former T1S facility unless new or undisclosed facts demonstrate that further evaluation is warranted because the removal and remedial actions performed to date are not protective of human health and the environment under the ROD.

DEQ's Environmental Cleanup Site Information database (ECSI) will be updated to reflect this NFA determination.

Your effort to comply with the regulations to ensure that your facility has been adequately cleaned up is appreciated. Thank you for your participation in the Voluntary Cleanup Program. If you have any questions feel free to contact Rod Struck at (503) 229-5562.

Sincerely,



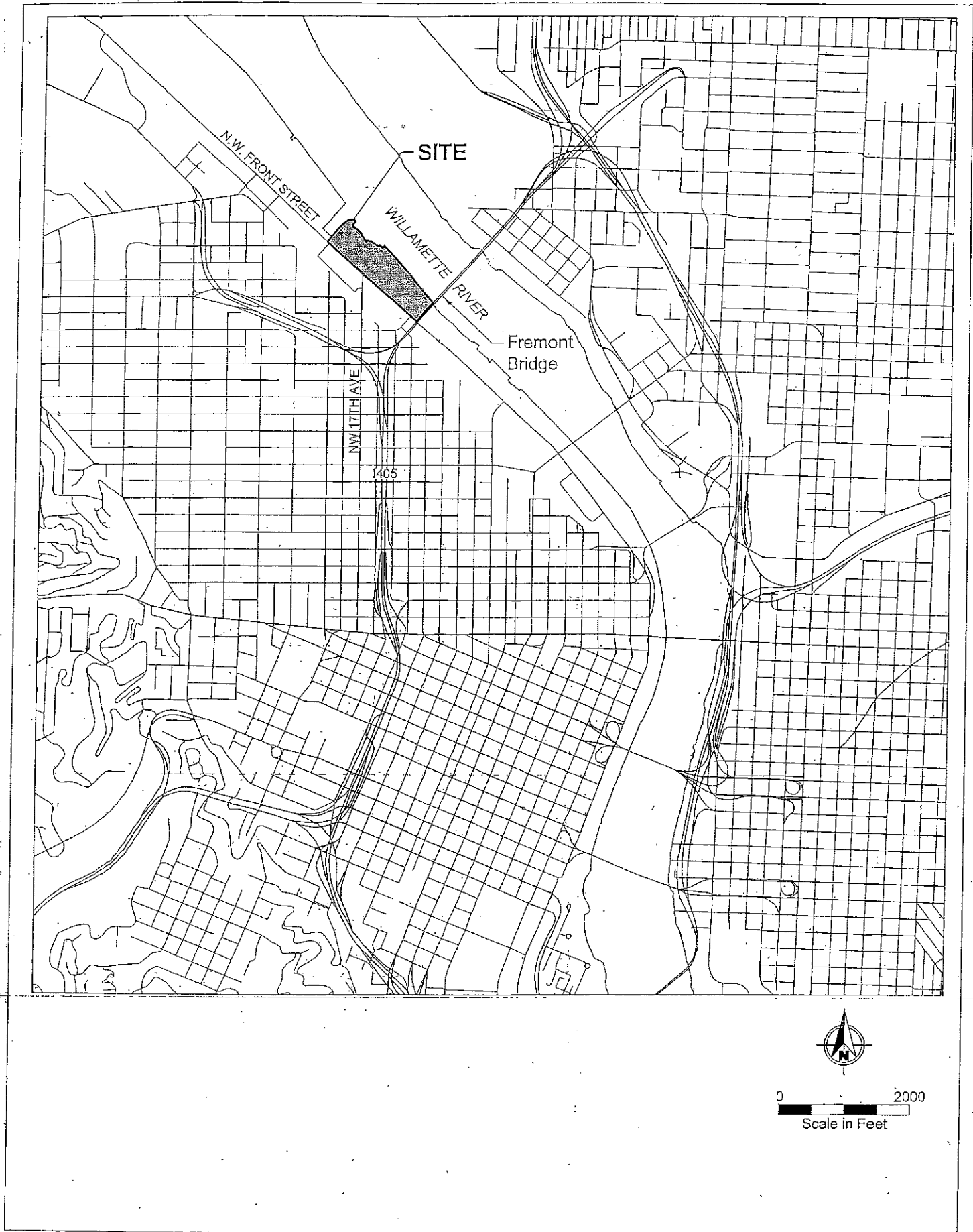
Michael E. Rosen
Manager
Cleanup and Portland Harbor
Attachments:

Attachment A: Site Vicinity Map

Attachment B: Legal descriptions for Parcels 2 and 3

Attachment C: Final Plat Map

cc: Rod Struck, DEQ/NWR
Tom Gainer, DEQ/NWR
Jennifer Peterson, DEQ/NWR
Jeff Bachrach, Ramis Crew Corrigan & Bachrach, LLP
ESCI File No. 2642
David Ashton, Port of Portland
Lynne Perry, DOJ



RVS-02016302-02.dwg 6/27/02 cvd



Figure 1
Site Vicinity Map
Riverscape

Attachment A

ATTACHMENT B

PARCEL 2 LEGAL DESCRIPTION

A PARCEL OF LAND LYING ABOVE THE LINE OF ORDINARY HIGH WATER, SITUATED IN RIVER BLOCK 2, "DOSCHER'S ADDITION TO THE CITY OF PORTLAND" AND RIVER BLOCK, "WATSON'S ADDITION TO THE CITY OF PORTLAND" SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NW NAITO PARKWAY (AKA. NW FRONT AVENUE, 43.50 FEET FROM CENTERLINE) ON THE SOUTHEASTERLY LINE OF LOT 11 OF THE RIVER BLOCK OF "WATSON'S ADDITION TO THE CITY OF PORTLAND"; THENCE, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 48° 56' 02" WEST, 537.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 48° 56' 02" WEST, 630.36 FEET; 2) THENCE SOUTH 41° 03' 58" WEST, 1.50 FEET; 3) THENCE NORTH 48° 56' 02" WEST, 23.50 FEET; 4) THENCE NORTH 41° 03' 58" EAST, 1.50 FEET; 5) THENCE NORTH 48° 56' 02" WEST, 126.14 FEET; THENCE, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 41° 12' 50" EAST, 402.88 FEET TO A POINT ON THE ORDINARY HIGH WATER LINE OF THE WILLAMETTE RIVER, ESTABLISHED AT ELEVATION 17.0 FEET PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS ADJUSTED IN 1947; THENCE, ALONG SAID ORDINARY HIGH WATER LINE, SOUTH 62° 43' 48" EAST, 33.35 FEET; THENCE SOUTH 48° 33' 28" EAST, 67.89 FEET TO A POINT ON THE RIVERSIDE FACE OF A CONCRETE RETAINING WALL AT SAID ORDINARY HIGH WATER LINE; THENCE, ALONG SAID RIVERSIDE FACE OF THE RETAINING WALL AND THE ORDINARY HIGH WATER LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 41° 27' 25" WEST, 37.65 FEET; 2) THENCE SOUTH 44° 20' 51" EAST, 382.44 FEET; 3) THENCE SOUTH 44° 06' 33" EAST, 299.60 FEET; THENCE, DEPARTING SAID RETAINING WALL AND ORDINARY HIGH WATER LINE, SOUTH 41° 12' 50" WEST 316.95 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NW NAITO PARKWAY AND THE TRUE POINT OF BEGINNING, CONTAINING 275,715 SQUARE FEET (6.330 ACRES) MORE OR LESS.

THE BASIS OF BEARINGS IN THIS DESCRIPTION IS MULTNOMAH COUNTY RECORD OF SURVEY NUMBER 58466, RECORDED JANUARY 29, 2003.

ATTACHMENT B

PARCEL 3 LEGAL DESCRIPTION

A PARCEL OF LAND LYING ABOVE THE LINE OF ORDINARY HIGH WATER, SITUATED IN RIVER BLOCK 2, "DOSCHER'S ADDITION TO THE CITY OF PORTLAND" AND BLOCK 37, "SHERLOCK'S ADDITION TO THE CITY OF PORTLAND" LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NW NAITO PARKWAY (AKA. NW FRONT AVENUE, 43.50 FEET FROM CENTERLINE) ON THE SOUTHEASTERLY LINE OF LOT 11 OF THE RIVER BLOCK OF "WATSON'S ADDITION TO THE CITY OF PORTLAND"; THENCE, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 48°56'02" WEST, 1167.46 FEET; 2) THENCE SOUTH 41°03'58" WEST, 1.50 FEET; 3) THENCE NORTH 48°56'02" WEST, 23.50 FEET; 4) THENCE NORTH 41°03'58" EAST, 1.50 FEET; 5) THENCE NORTH 48°56'02" WEST, 126.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF NW NAITO PARKWAY THE FOLLOWING FOUR (4) COURSES: 1) NORTH 48°56'02" WEST, 154.39 FEET; 2) THENCE NORTH 47°10'47" WEST, 257.34 FEET; 3) THENCE NORTH 49°18'04" WEST, 94.56 FEET; 4) THENCE NORTH 47°10'47" WEST, 77.40 FEET; THENCE, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE AND RUNNING ALONG THE ORDINARY HIGH WATER LINE OF THE WILLAMETTE RIVER, ESTABLISHED AT ELEVATION 17.0 FEET PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS ADJUSTED IN 1947, THE FOLLOWING THIRTEEN (13) COURSES: 1) NORTH 42°49'12" EAST, 2.81 FEET; 2) THENCE SOUTH 47°10'48" EAST, 19.00 FEET; 3) THENCE NORTH 57°30'51" EAST, 29.57 FEET; 4) THENCE NORTH 77°57'05" EAST, 34.57 FEET; 5) THENCE NORTH 48°18'01" EAST, 65.03 FEET; 6) THENCE NORTH 44°01'42" EAST, 206.87 FEET; 7) THENCE NORTH 47°48'58" EAST, 90.91 FEET; 8) THENCE NORTH 80°38'00" EAST, 35.85 FEET; 9) THENCE SOUTH 50°02'51" EAST, 65.56 FEET; 10) THENCE SOUTH 44°50'16" EAST, 128.41 FEET; 11) THENCE SOUTH 34°19'31" EAST, 133.51 FEET; 12) THENCE SOUTH 42°48'58" EAST, 148.33 FEET; 13) THENCE SOUTH 62°43'48" EAST, 14.08 FEET; THENCE, DEPARTING SAID ORDINARY HIGH WATER LINE, SOUTH 41°12'50" WEST 402.88 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NW NAITO PARKWAY AND THE TRUE POINT OF BEGINNING, CONTAINING 226,032 SQUARE FEET (5.189 ACRES) MORE OR LESS.

THE BASIS OF BEARINGS IN THIS DESCRIPTION IS MULTNOMAH COUNTY RECORD OF SURVEY NUMBER 58466, RECORDED JANUARY 29, 2003.

Attachment B

No Further Action

Port of Portland Marine Terminal 1 South Parcels 2 and 3

2100 NW Front Avenue – Portland, Oregon

Page B-2

MAY 14 2003

RIVERSCAPE

PLAT BOOK _____ PAGE _____

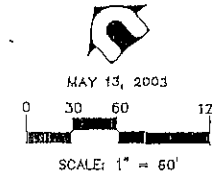
NOTES:

- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY OF PORTLAND, FILE NUMBER LUR 01-00618 SU GW.
- TRACTS "A", "B", "C", "D", "E", AND "F" ARE PEDESTRIAN AND EMERGENCY VEHICLE ACCESS TRACTS AND ARE TO BE OWNED AND MAINTAINED BY THE DECLARANT, ITS SUCCESSORS OR ASSIGNS. THE OWNERSHIP, MAINTENANCE, COVENANTS, CONDITIONS, AND RESTRICTIONS OF THESE TRACTS ARE SET FORTH IN DOCUMENT NUMBER _____, MULTNOMAH COUNTY DEED RECORDS.
- TRACTS "G" AND "H" ARE PUBLIC PEDESTRIAN AND GREENWAY TRACTS AND ARE RESERVED FOR PARK PURPOSES TO BE OWNED AND MAINTAINED BY THE CITY OF PORTLAND BUREAU OF PARKS AND RECREATION.
- TRACT "I" IS TO BE OWNED AND MAINTAINED BY THE PORT OF PORTLAND, THEIR SUCCESSORS AND ASSIGNS.
- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER _____, MULTNOMAH COUNTY DEED RECORDS.

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28,
TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.,
AND BEING A PORTION OF THE WILLIAM BLACKSTONE D.L.C. NO. 53,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



**DAVID EVANS
AND ASSOCIATES, INC.**
2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.8653
RVS00000-0002



REGISTERED
PROFESSIONAL
LAND SURVEYOR

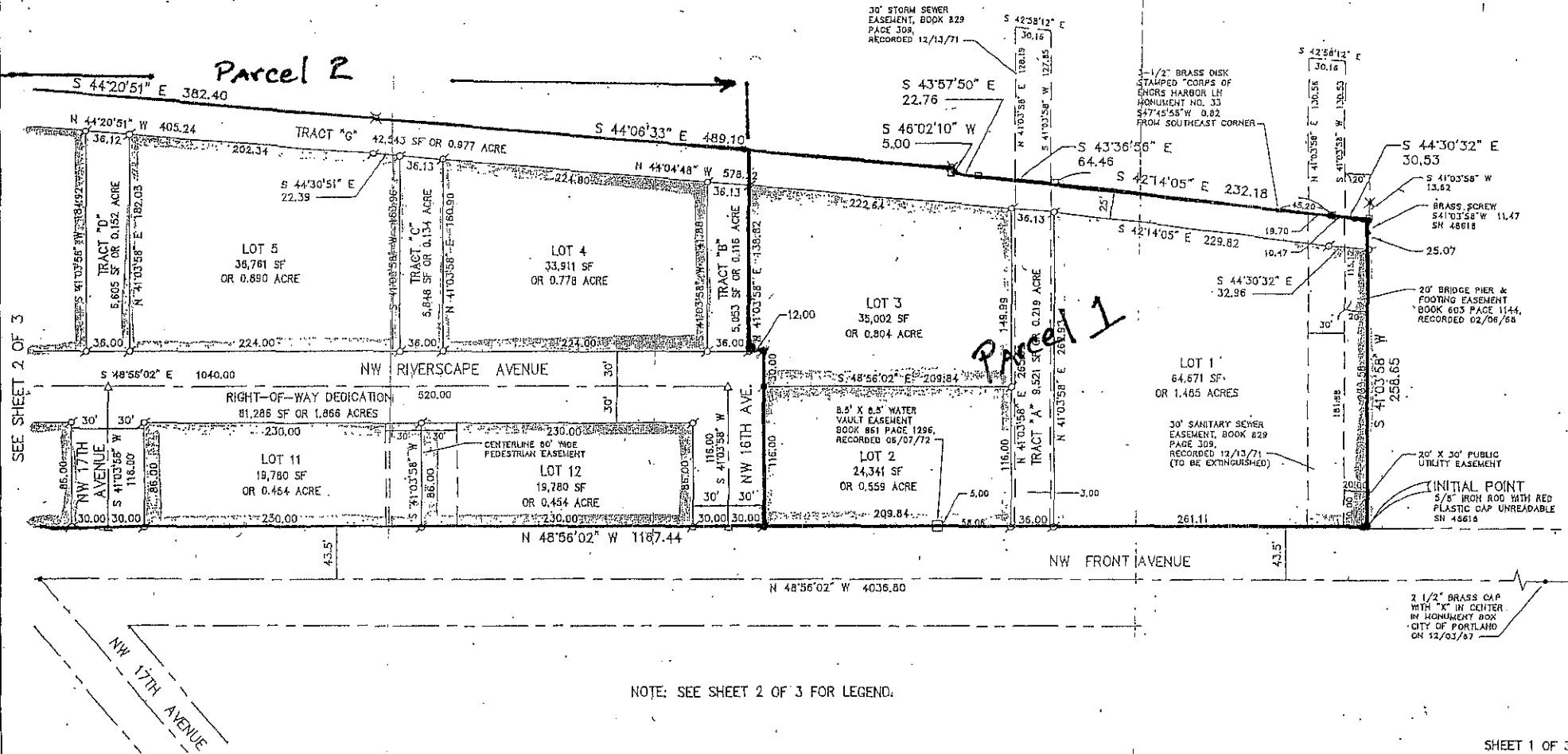
OREGON
JULY 1, 1941
D. GARY HUTCHESON
2072
RENEWAL 6/30/03

I HEREBY CERTIFY THAT
THIS TRACING IS AN EXACT
COPY OF THE ORIGINAL PLAT.

BASIS OF BEARINGS AND BOUNDARY RESOLUTION

BEING SURVEY NUMBER 57290 AND 58466

REVIEW COPY
NOT FOR
DISTRIBUTION



NOTE: SEE SHEET 2 OF 3 FOR LEGEND.

SYMBOLS LEGEND

- FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "PORT OF PORTLAND" PER SURVEY NUMBERS 57290 & 58466 UNLESS NOTED OTHERWISE
- ✕ FOUND BRASS SCREW WITH BRASS WASHER STAMPED "P.O.P." PER SURVEY NUMBER 57290 & 58466
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.E.A. INC."
- SET 1-1/4" BRASS DISK STAMPED "D.E.A. INC."
- ✕ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.E.A. INC." DURING POST MONUMENTATION SET ON
- △ SET 5/8" X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP STAMPED "D.E.A. INC." DURING POST MONUMENTATION SET ON
- ✕ CALCULATED POINT—NOT SET
- SF SQUARE FEET

RIVERSCAPE

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28,
TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.,
AND BEING A PORTION OF THE WILLIAM BLACKSTONE D.L.C. NO. 53,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

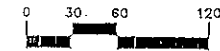


DAVID EVANS
AND ASSOCIATES INC.
2100 South West River Parkway
Portland Oregon 97201
Phone: 503.223.6663
RVR50000-0002

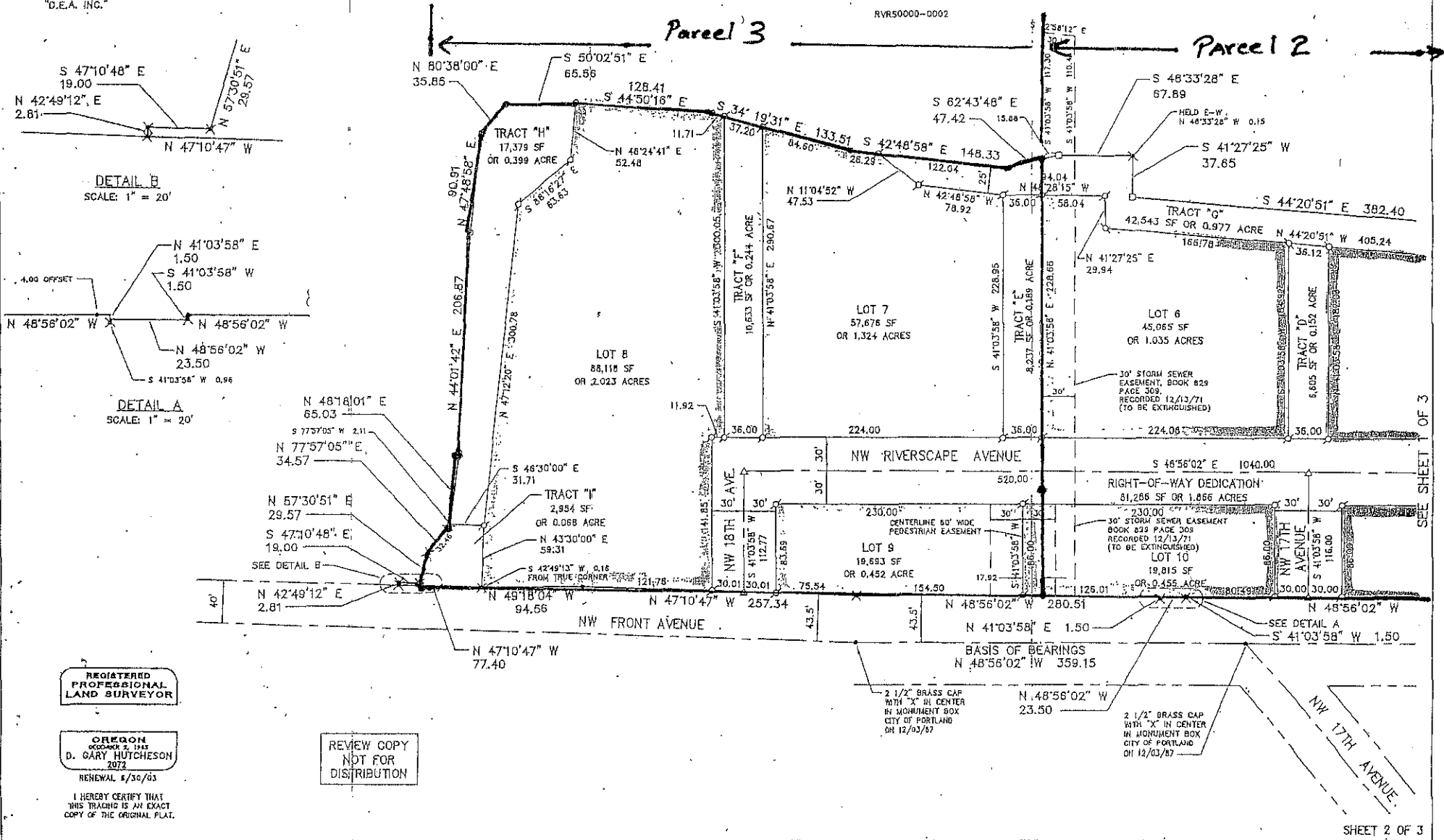
PLAT BOOK _____ PAGE _____



MAY 13, 2003



SCALE: 1" = 60'



SURVEYOR'S CERTIFICATE:

I, D. GARY HUTCHESON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "RIVERSCAPE" SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, AND BEING ALL OF LOTS 11 THROUGH 20, RIVER BLOCK, WATSON'S ADDITION TO THE CITY OF PORTLAND, ALL OF LOTS 21 THROUGH 25, RIVER BLOCK, DOSCHER'S ADDITION TO THE CITY OF PORTLAND AND ALL OF LOTS 1 THROUGH 7, BEING A PORTIONS OF LOTS 8 AND 9, BLOCK 37, SHERLOCK'S ADDITION TO THE CITY OF PORTLAND, AND ALSO BEING A PORTION OF THE WILLIAM BLACKSTONE DONATION LAND CLAIM NUMBER 53, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, AND THAT I CAUSED TO BE HELD AS THE INITIAL POINT A 5/8" DIAMETER IRON ROD WITH AN UNREADABLE RED PLASTIC CAP AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF N.W. NAITO PARKWAY (N.W. FRONT AVENUE) AND BEING THE MOST SOUTHERLY CORNER OF LOT 11, RIVER BLOCK, WATSON'S ADDITION TO THE CITY OF PORTLAND, AS RECORDED IN BOOK 2, PAGE 60 ON MARCH 7, 1871, PLAT RECORDS SAID COUNTY, AND RUNNING THENCE ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF N.W. NAITO PARKWAY (N.W. FRONT AVENUE) THE FOLLOWING COURSES: NORTH 48° 56' 02" WEST, A DISTANCE OF 1167.44 FEET TO A FOUND 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PORT OF PORTLAND"; THENCE SOUTH 41° 03' 58" WEST, A DISTANCE OF 1.50 FEET TO A FOUND BRASS SCREW WITH A 3/4" BRASS WASHER STAMPED "P.O.P."; THENCE NORTH 48° 56' 02" WEST, A DISTANCE OF 23.50 FEET; THENCE NORTH 41° 03' 58" EAST, A DISTANCE OF 1.50 FEET; THENCE NORTH 48° 56' 02" WEST, A DISTANCE OF 280.51 FEET TO A FOUND BRASS SCREW WITH A 3/4" BRASS WASHER STAMPED "P.O.P."; THENCE NORTH 47° 10' 47" WEST, A DISTANCE OF 257.34 FEET TO A FOUND 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PORT OF PORTLAND"; THENCE NORTH 49° 18' 04" WEST, A DISTANCE OF 94.56 FEET; THENCE NORTH 47° 10' 47" WEST, A DISTANCE OF 77.40 FEET TO A FOUND BRASS SCREW WITH A 3/4" BRASS WASHER STAMPED "P.O.P."; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING NORTH 42° 48' 12" EAST, A DISTANCE OF 2.81 FEET TO A FOUND BRASS SCREW WITH A 3/4" BRASS WASHER STAMPED "P.O.P."; THENCE SOUTH 47° 10' 48" EAST, A DISTANCE OF 19.00 FEET TO A FOUND BRASS SCREW WITH A 3/4" BRASS WASHER STAMPED "P.O.P."; THENCE NORTH 57° 30' 51" EAST, A DISTANCE OF 29.57 FEET TO A FOUND BRASS SCREW WITH A 3/4" BRASS WASHER STAMPED "P.O.P."; THENCE NORTH 77° 57' 05" EAST, A DISTANCE OF 34.57 FEET; THENCE NORTH 48° 18' 01" EAST, A DISTANCE OF 65.03 FEET; THENCE NORTH 44° 01' 42" EAST, A DISTANCE OF 206.87 FEET; THENCE NORTH 47° 48' 58" EAST, A DISTANCE OF 90.91 FEET; THENCE NORTH 80° 38' 00" EAST, A DISTANCE OF 36.85 FEET; THENCE SOUTH 50° 02' 51" EAST, A DISTANCE OF 65.56 FEET; THENCE SOUTH 44° 50' 16" EAST, A DISTANCE OF 128.41 FEET; THENCE SOUTH 34° 19' 31" EAST, A DISTANCE OF 133.51 FEET; THENCE SOUTH 42° 48' 58" EAST, A DISTANCE OF 148.33 FEET; THENCE SOUTH 62° 43' 48" EAST, A DISTANCE OF 47.42 FEET; THENCE SOUTH 48° 33' 28" EAST, A DISTANCE OF 87.69 FEET TO A FOUND BRASS SCREW WITH A 3/4" BRASS WASHER STAMPED "P.O.P."; THENCE SOUTH 42° 27' 25" WEST, A DISTANCE OF 37.65 FEET; THENCE SOUTH 44° 20' 51" EAST, A DISTANCE OF 382.40 FEET; THENCE SOUTH 44° 08' 33" EAST, A DISTANCE OF 489.10 FEET; THENCE SOUTH 46° 02' 10" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 43° 57' 50" EAST, A DISTANCE OF 22.76 FEET; THENCE SOUTH 43° 36' 56" EAST, A DISTANCE OF 64.46 FEET; THENCE SOUTH 42° 14' 05" EAST, A DISTANCE OF 232.18 FEET; THENCE SOUTH 44° 30' 32" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 41° 03' 58" WEST, A DISTANCE OF 258.65 FEET TO THE INITIAL POINT CONTAINING 656,669 SQUARE FEET OR 15.075 ACRES, MORE OR LESS.

AS PER ORS 92.070 (PARL. 2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE INTERIOR MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION WHICH EVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
OCTOBER 1, 1993
D. GARY HUTCHESON
2072

RENEWAL 8/30/03

I HEREBY CERTIFY THAT
THIS TRACING IS AN EXACT
COPY OF THE ORIGINAL PLAT.

INTERIOR CORNER MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERSHOF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED AS DOCUMENT NO. _____, MULTNOMAH COUNTY DEED RECORDS.

MULTNOMAH COUNTY SURVEYOR

BY: _____
DATE: _____

RIVERSCAPE

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
AND BEING A PORTION OF THE WILLIAM BLACKSTONE D.L.C. NO. 53,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



DAVID EVANS
AND ASSOCIATES INC.
2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663
RVR50000-0002
MAY.13, 2003

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE PORT OF PORTLAND, A PORT DISTRICT OF THE STATE OF OREGON, AND TIM RALSTON, AN INDIVIDUAL, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "RIVERSCAPE", DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE MAP AND PLAT THEREOF, AND HAVE CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, ALL LOTS AND TRACT BEING THE DIMENSIONS SHOWN ON SAID MAP AND ALL STREETS BEING THE WIDTH SET FORTH, AND SAID PORT OF PORTLAND AND TIM RALSTON, DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER ALL STREETS AND DO HEREBY CONSENT TO THE PREPARATION OF SAID PLAT.

BY: _____
BILL WYATT
EXECUTIVE DIRECTOR
PORT OF PORTLAND

BY: _____
TIM RALSTON

ACKNOWLEDGEMENT:

STATE OF OREGON } SS
COUNTY OF MULTNOMAH

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2003
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
PERSONALLY APPEARED BILL WYATT, WHO BEING DULY SWORN DID SAY
THAT HE, BILL WYATT, EXECUTIVE DIRECTOR, FOR THE PORT OF PORTLAND,
EXECUTED THE FORGOING DECLARATION AND ACKNOWLEDGED TO ME THAT
HE WAS AUTHORIZED TO ACT ON BEHALF OF SAID PORT DISTRICT OF THE
STATE OF OREGON BY AUTHORITY OF ITS BOARD OF DIRECTORS AND
ACKNOWLEDGES SAID DECLARATION TO BE A FREE ACT AND DEED.

NOTARY PUBLIC - SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT:

STATE OF OREGON } SS
COUNTY OF MULTNOMAH

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2003
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
PERSONALLY APPEARED TIM RALSTON, WHO BEING DULY SWORN DID SAY
THAT HE, TIM RALSTON, AN INDIVIDUAL, EXECUTED THE FORGOING
DECLARATION AND ACKNOWLEDGES SAID DECLARATION TO BE A FREE ACT
AND DEED.

NOTARY PUBLIC - SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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DISTRIBUTION

PLAT BOOK _____ PAGE _____

APPROVALS:

APPROVED THIS _____ DAY OF _____, 2003.
CITY OF PORTLAND PLANNING DIRECTOR DELEGATE

BY: _____

APPROVED THIS _____ DAY OF _____, 2003.
CITY OF PORTLAND HEARINGS OFFICER

BY: _____

APPROVED THIS _____ DAY OF _____, 2003.
CITY OF PORTLAND ENGINEER

BY: _____

APPROVED THIS _____ DAY OF _____, 2003.
MULTNOMAH COUNTY BOARD OF COMMISSIONERS

BY: _____

APPROVED THIS _____ DAY OF _____, 2003.
MULTNOMAH COUNTY SURVEYOR

BY: _____

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF _____, 2003

DIRECTOR, DIVISION OF ASSESSMENT & TAXATION
MULTNOMAH COUNTY, OREGON

BY: _____
DEPUTY

STATE OF OREGON } SS
COUNTY OF MULTNOMAH

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED
FOR RECORD AND RECORDED _____ 2003 AT _____
IN BOOK _____ ON PAGES _____
MULTNOMAH COUNTY RECORDING OFFICE

BY: _____
DEPUTY

DOCUMENT NO. : _____

